



CITY OF NEW ORLEANS

# BlightSTAT

December 1, 2011

[www.nola.gov/opa](http://www.nola.gov/opa)

# Agenda

**8:00-8:20    Intro & Announcements**

**8:20-8:40    Inspections**

**8:40-9:00    Hearings**

**9:00-9:30    Abatement & Disposition**

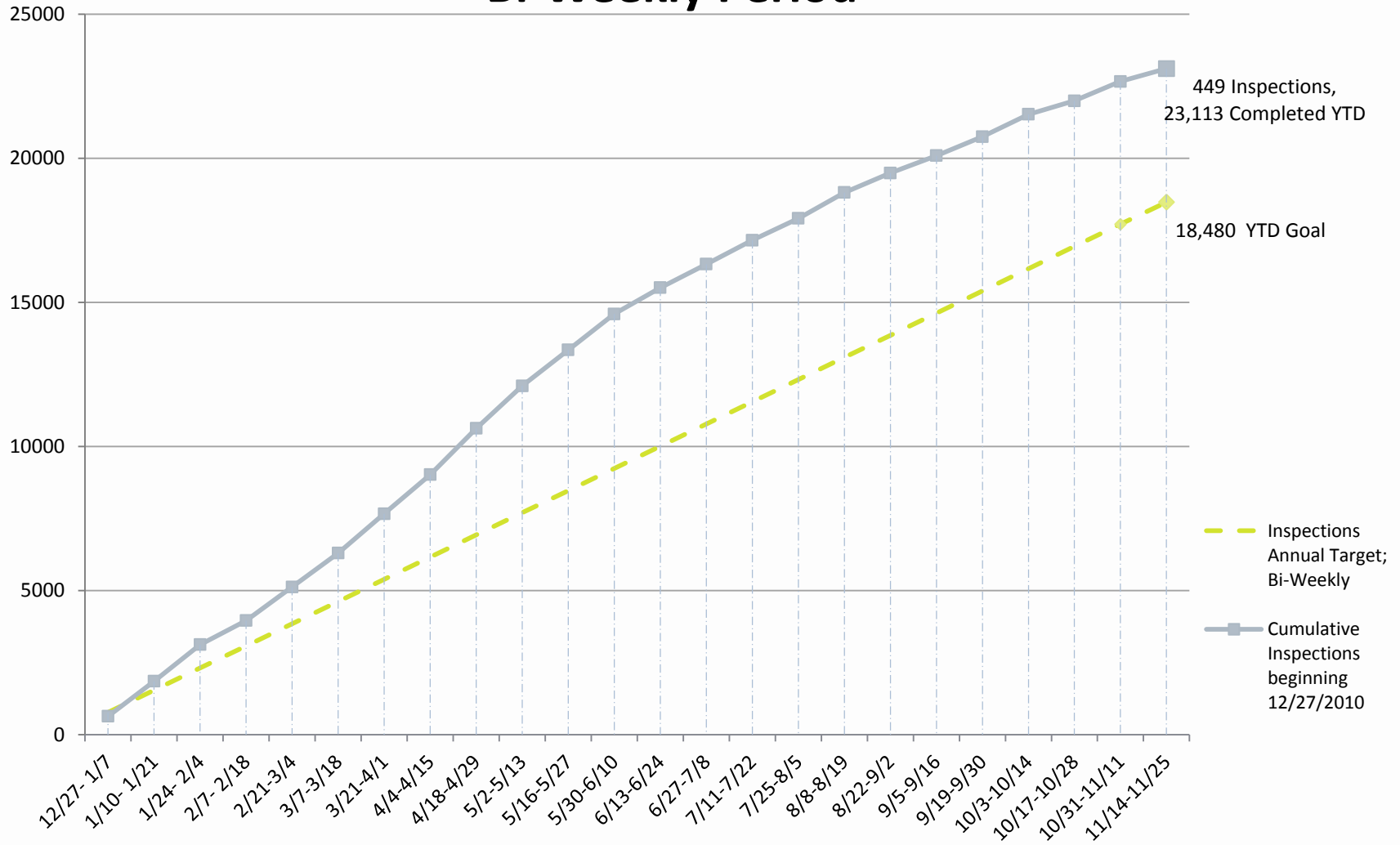
Blight**STAT** feedback form on back page of presentation



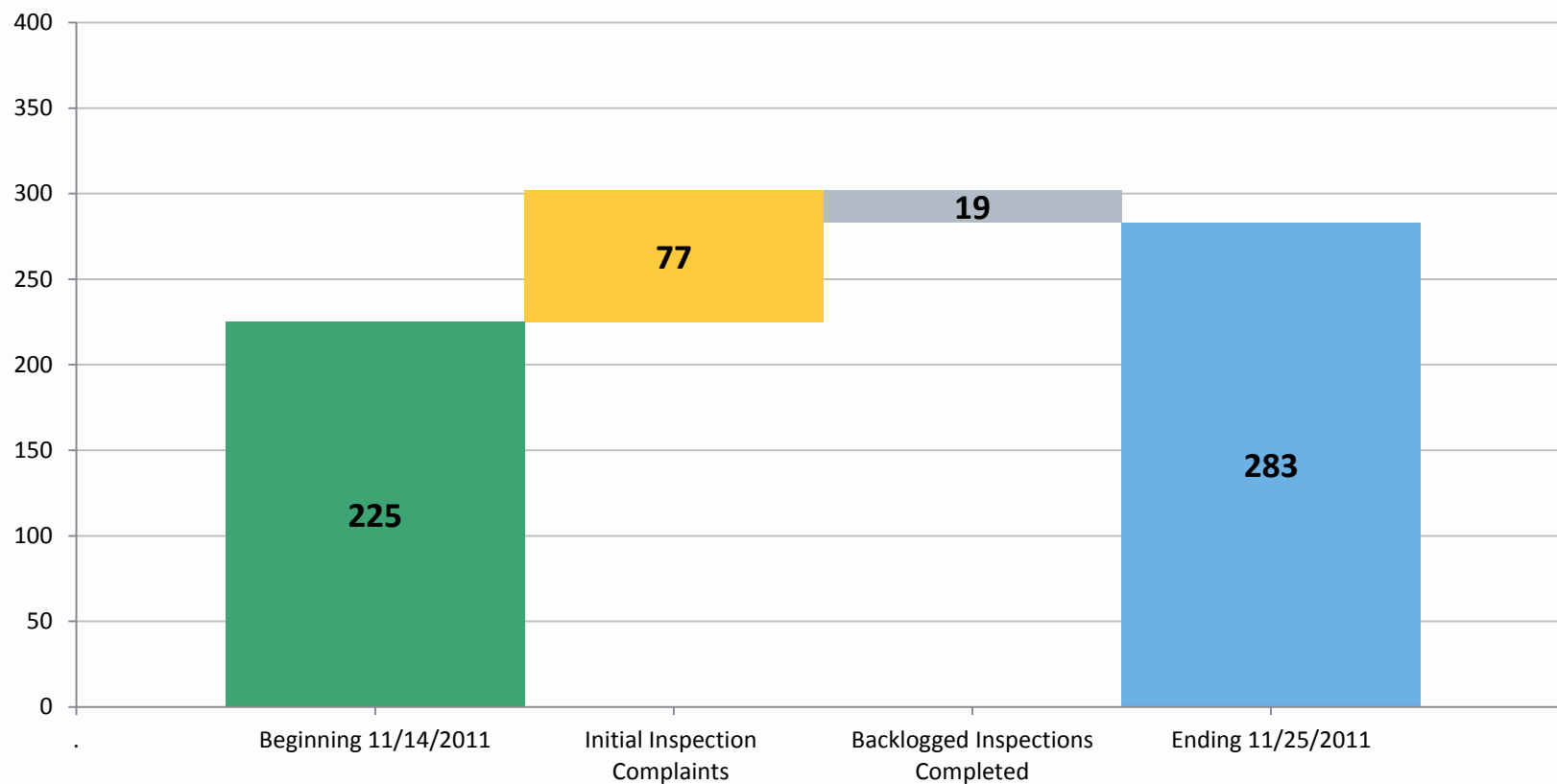
# INSPECTIONS



# Code Enforcement Completes 449 Inspections in Bi-Weekly Period



# Inspections Backlog Increases by 58 in Bi-Weekly Period



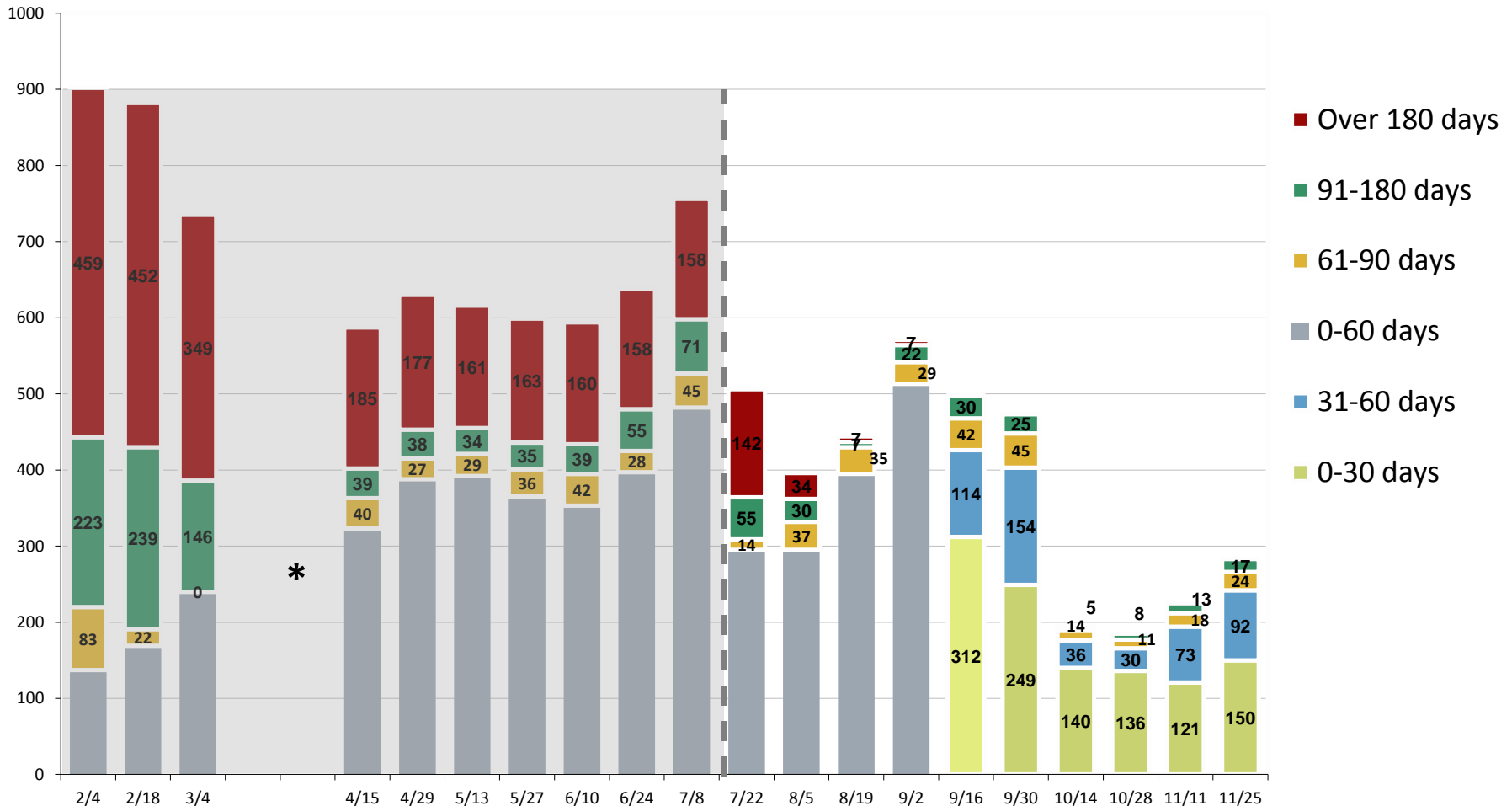
Note: Adjustments are the removal of Posting of Hearings, Posting of Judgments, and Reinspections which represent the workflow prior to Hearings.

Source: OPA (Office of Performance and Accountability) November 28, 2011



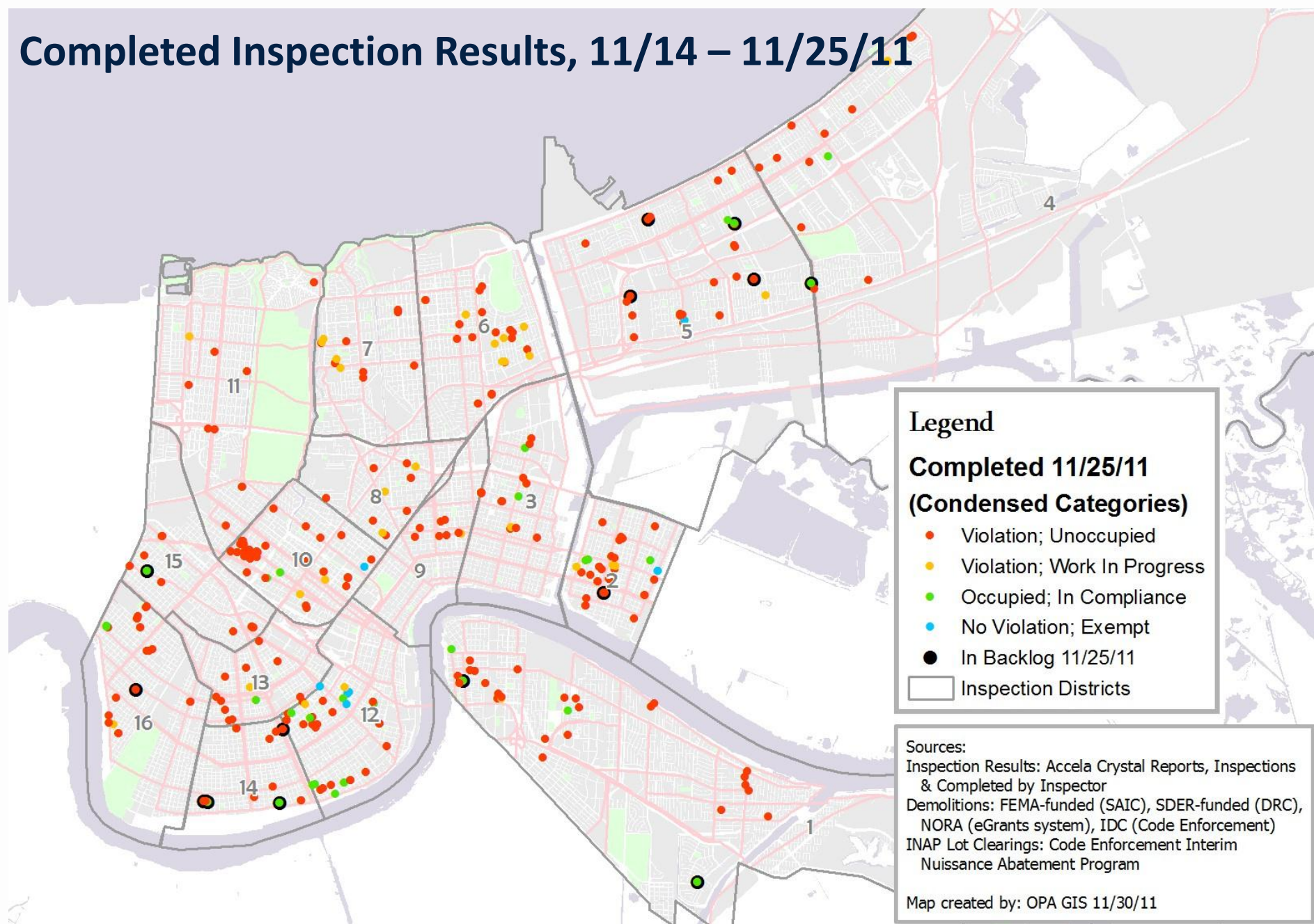
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# Age of Inspections Backlog Slightly Increases



Note: \* Inspections backlog was re-calculated using the address-matching methodology for the past three reporting periods. \*\*Inspections backlog has been modified beginning with the reporting period 7/11-7/22 to exclude Posting of Hearings, Posting of Judgments, and Reinspection as they are workflow. Source: OPA (Office of Performance and Accountability) November 28, 2011

# Completed Inspection Results, 11/14 – 11/25/11

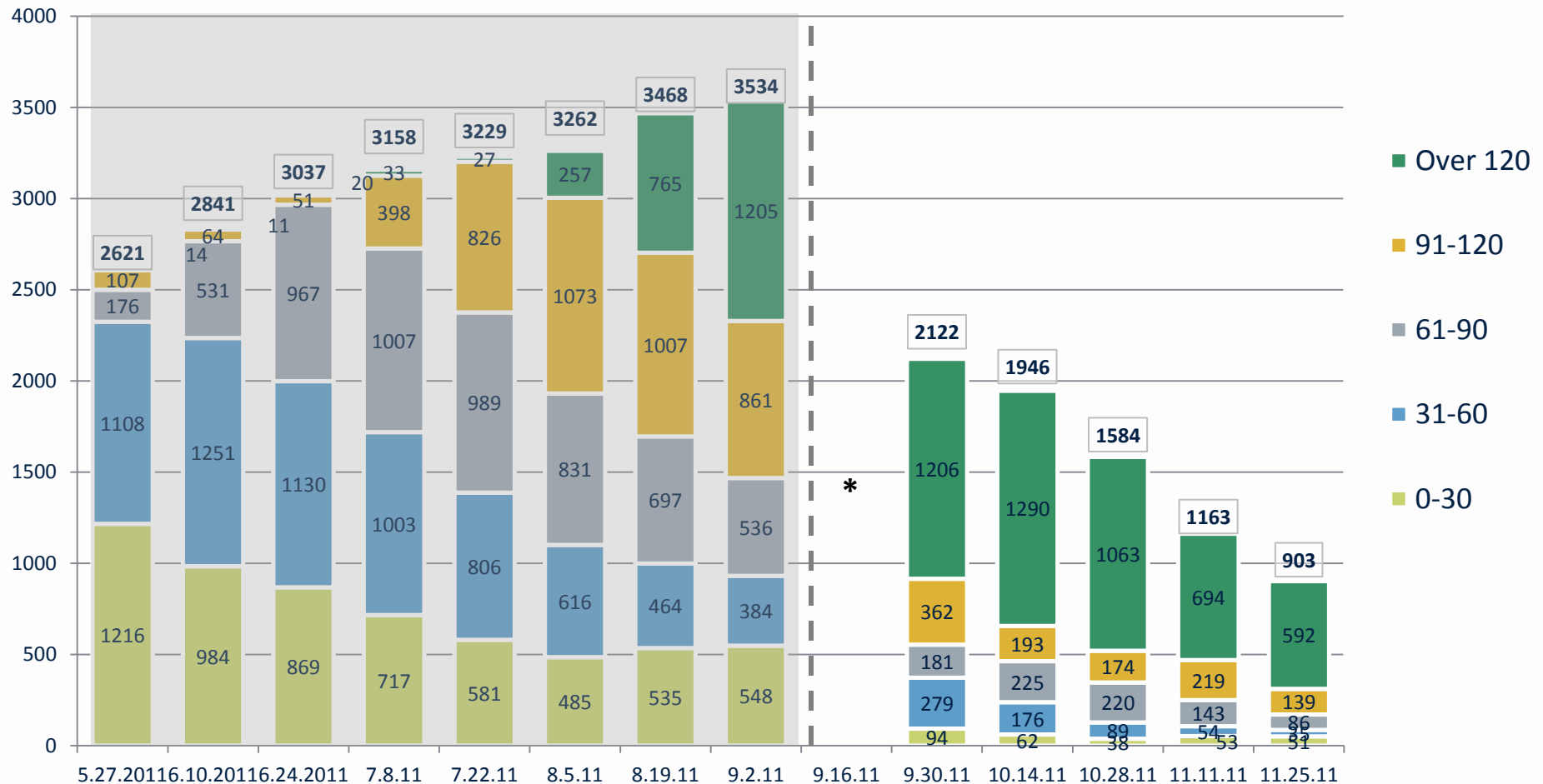


# HEARINGS



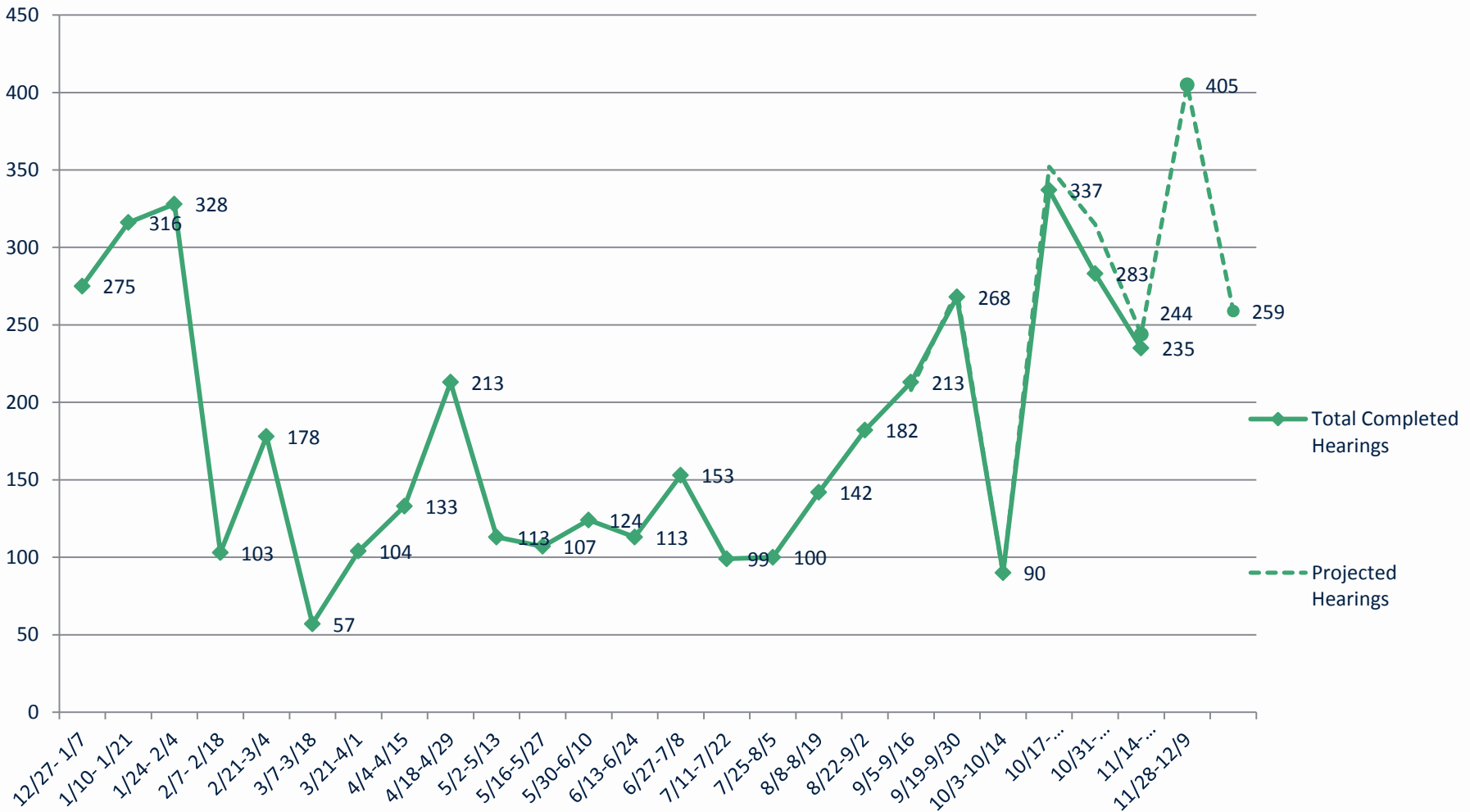


# Hearings Backlog Reduced by 260 Cases

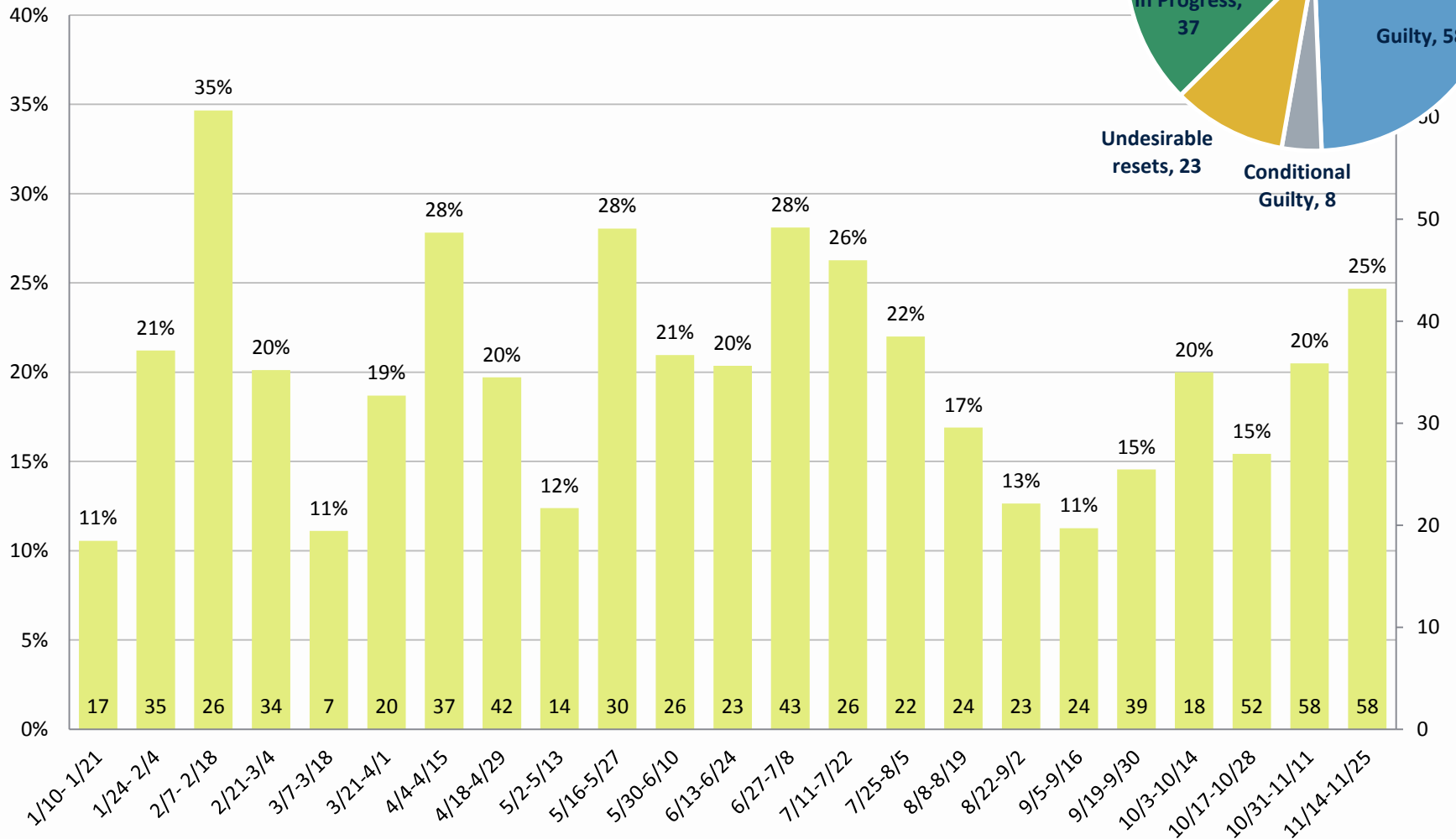


Note: \*Hearings backlog has been re-calculated for reporting period 9/30 utilizing the new "Hearings Backlog" report from Accela created by ITI opposed to the manual address/case match done previously.  
 Adjudication cases can be removed from the backlog through scheduling, closing, and a hearing – so decreases are not tied 1:1 with hearings occurring during the same period.  
 Source: OPA (Office of Performance and Accountability) November 28, 2011

# Code Enforcement Completes 235 Hearings in Bi-Weekly Period



# Hearings Compliance



Undesirable  
resets, 23

Conditional  
Guilty, 8

Other  
outcomes,  
51

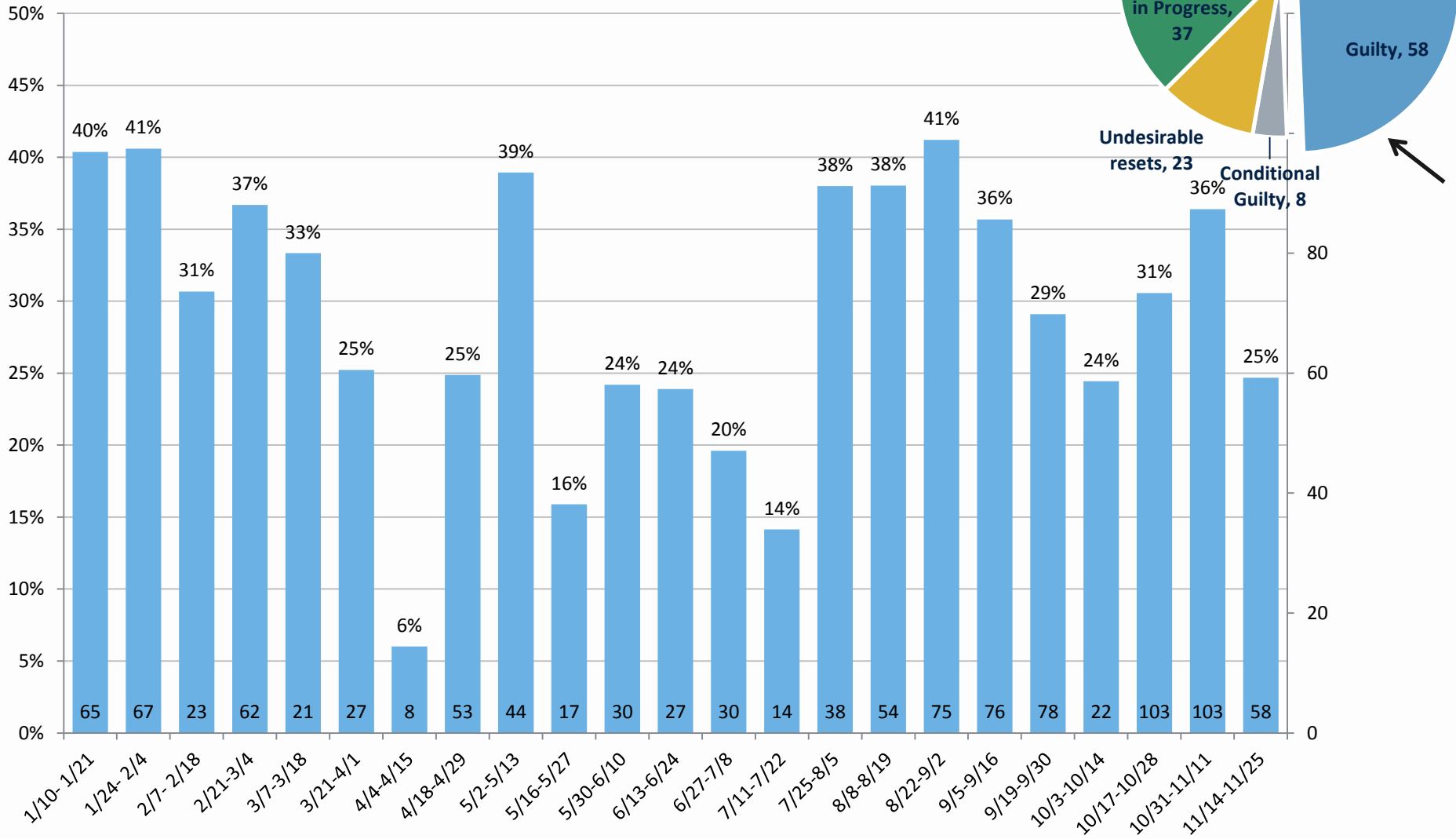
Reset Work  
in Progress,  
37

Complied,  
58

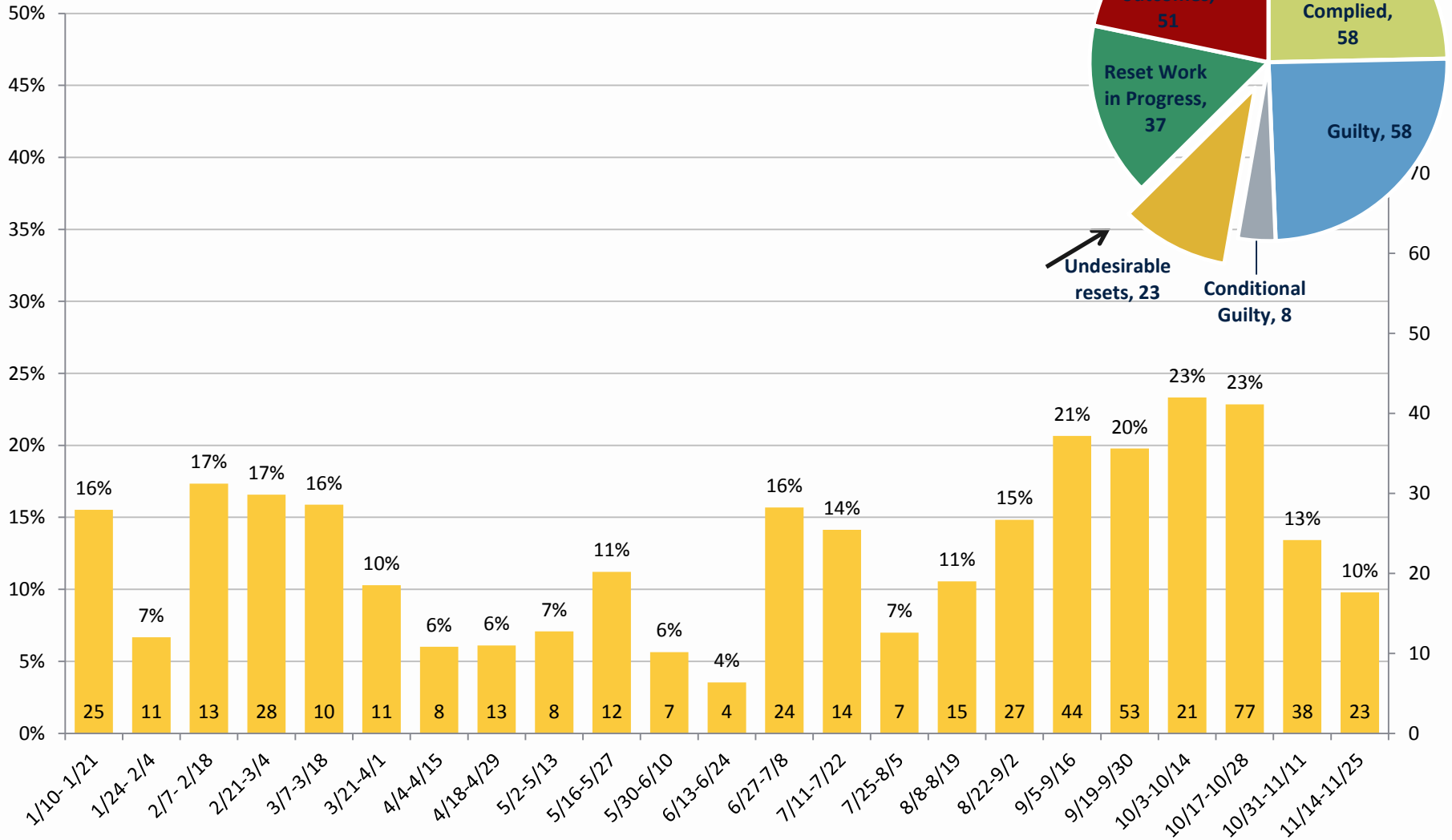
Guilty, 58



# Hearings Guilty



# Undesirable Resets



Note: Includes all resets with the exception of those made because of Work in Progress to the structure, the Property Owner is in a State-Run Housing Rehabilitation Program, or there is a legal issue requiring a reset.

Source: Code Enforcement November 29, 2011

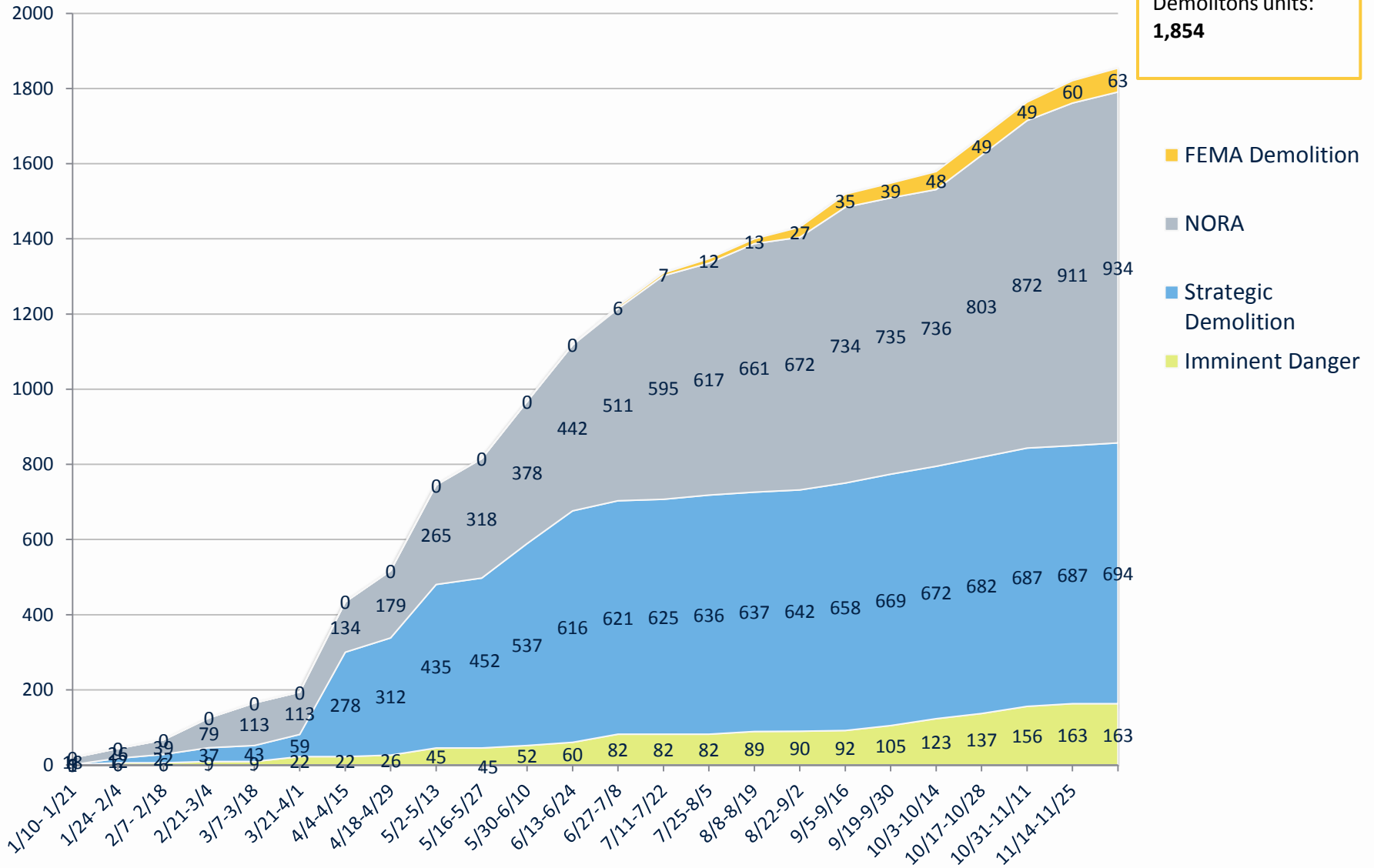


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# ABATEMENT & DISPOSITION



# Total Demolitions by Program



Source: NORA, SAIC for FEMA, and Code Enforcement November 30 , 2011  
 Note: NORA and FEMA Demolition Count was adjusted for prior periods ending 11/11, 8/19,9/2, and 9/30. Updated completions reported as of 11/25/11.

# Demolition & Salvage by Program, 11/14 – 11/25, 2011

## Properties; Units by Program

NORA: 23; 23

SDER: 5; 7

FEMA: 3; 3

IDC: 0; 0

## Properties Salvaged

SDER: 5

## Legend

### Demolitions 11/25/11

#### Program

■ FEMA

◆ SDER

✕ IDC

○ NORA

• All Previous Demolitions, 2011

□ Inspection Districts

#### Sources:

Inspection Results: Accela Crystal Reports, Inspections & Completed by Inspector  
Demolitions: FEMA-funded (SAIC), SDER-funded (DRC), NORA (eGrants system), IDC (Code Enforcement)  
INAP Lot Clearings: Code Enforcement Interim Nuisance Abatement Program

Map created by: OPA GIS 11/30/11



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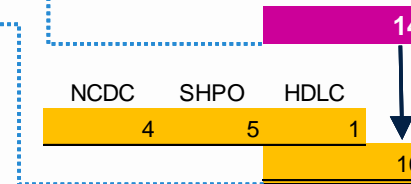


# Strategic Demolition Process and Outcomes

<b>Outcomes that cause files to prematurely exit SDER pipeline</b>	
Improper notification, file returned to Code Enforcement	188
Do not Destroy or Denied under historic review, eligible for appeal	109

<b>Other outcomes that release property from SDER program</b>	
Owner Abated	41
Do Not Destroy Order (New Ownership)	0
Transferred to FEMA demolition program	73
	114

<b>Summary of all properties that have entered SDER program</b>	
Improper Notification, Returned to Code Enforcement	188
Historic Review Denials- eligible for appeal	109
Released from SDER Program	114
Workflow	105
Demolitions	297
<b>Total Code Enforcement properties that have entered SDER program</b>	<b>815</b>



## SDER Owner notification process

## Historic Commission Review

(case distribution)  
(total under review)

## Cleared through Historic Review

SDER work-in-process  
Under Review by Law Dept

## Cleared for Demolition

Demolition Contractor in-process (DRC)

## Workflow Subtotal of active SDER cases

Numbers with heavy line on right-hand side sum to "Workflow Subtotal of active cases"

## Contractor demolition complete

## Owner-initiated demolition

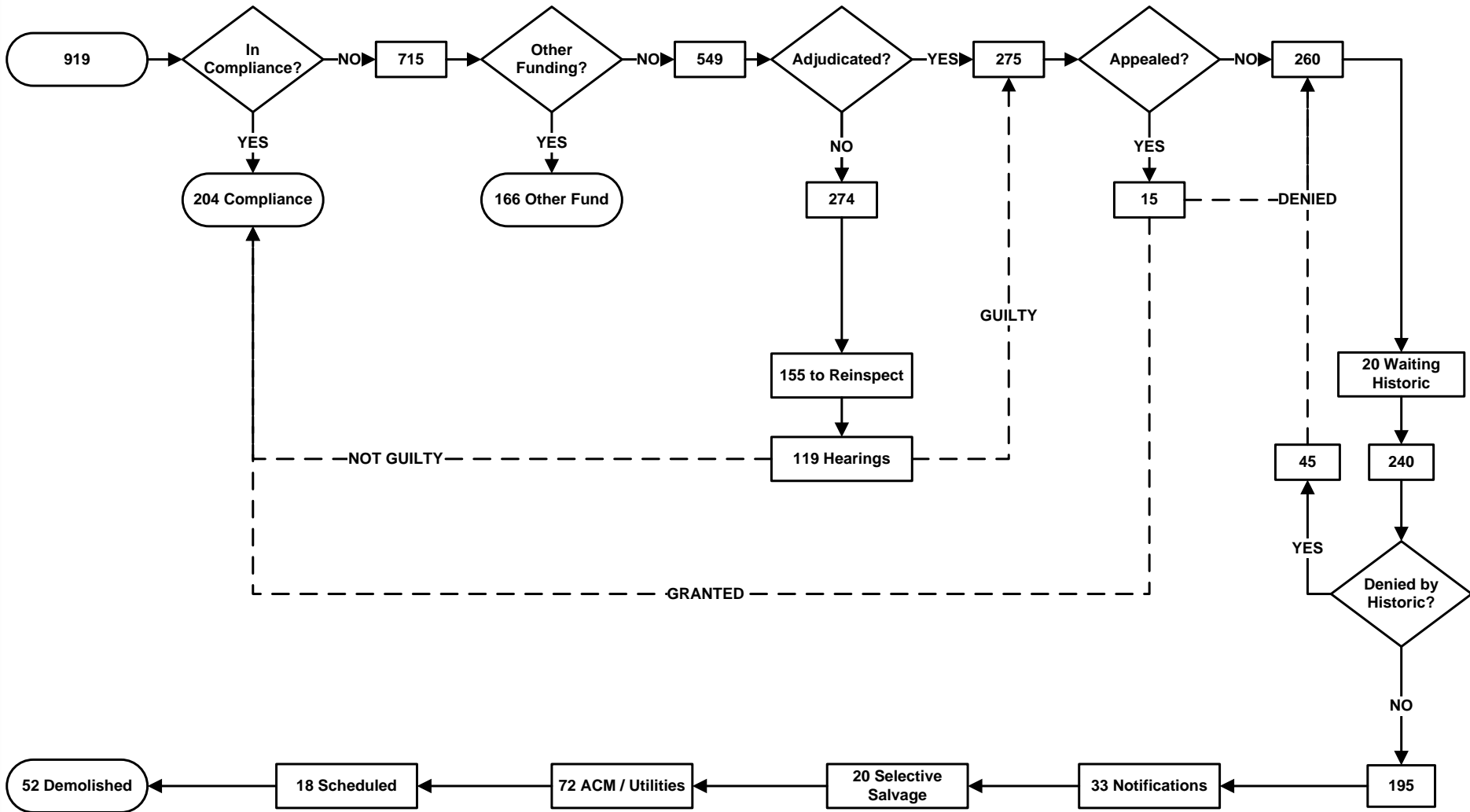
## Change (additions) from November 14 - November 25, 2011:

Properties Demolished Under Program	5
Units Demolished Under Program	7

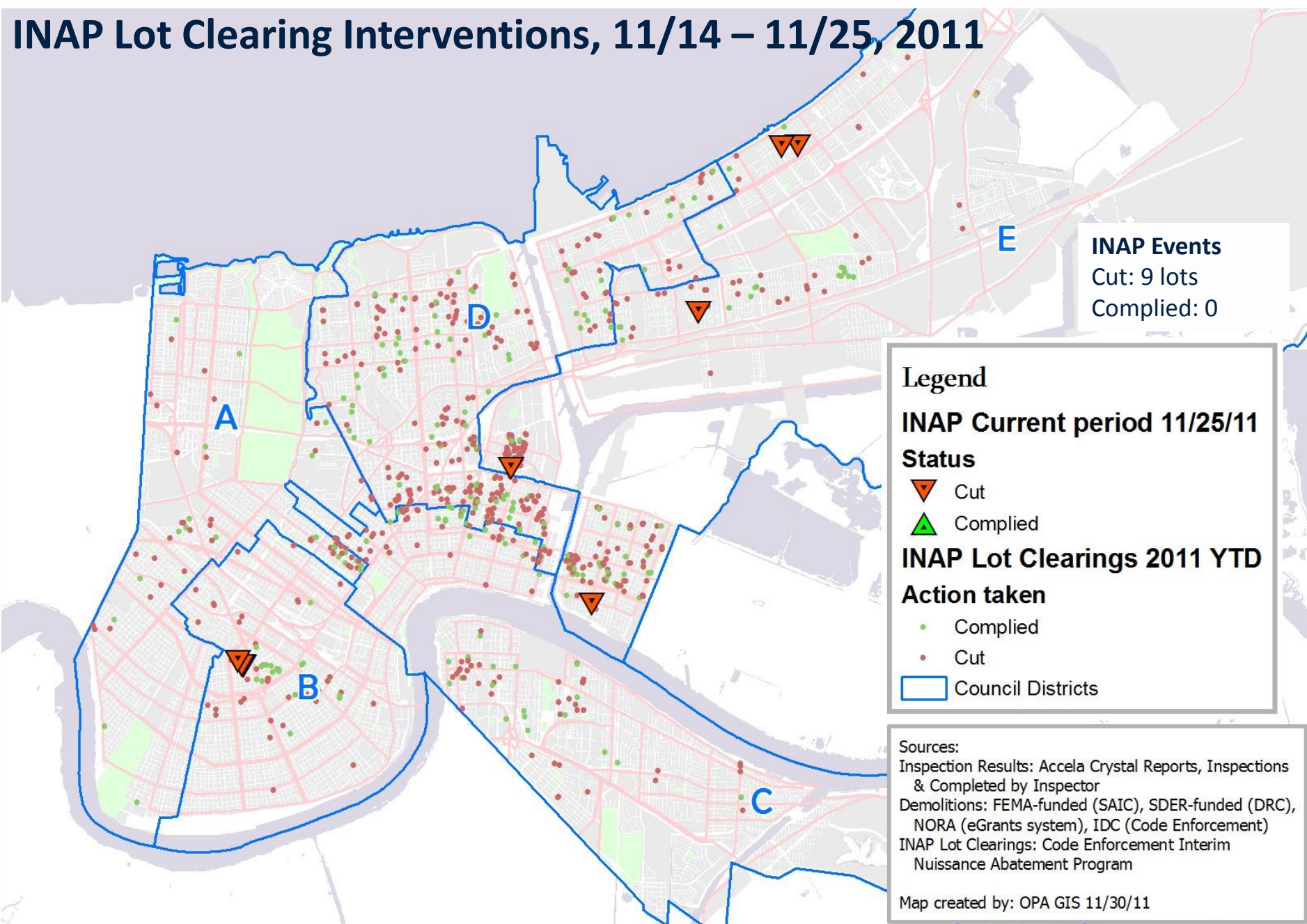


# FEMA Demo Packet Process

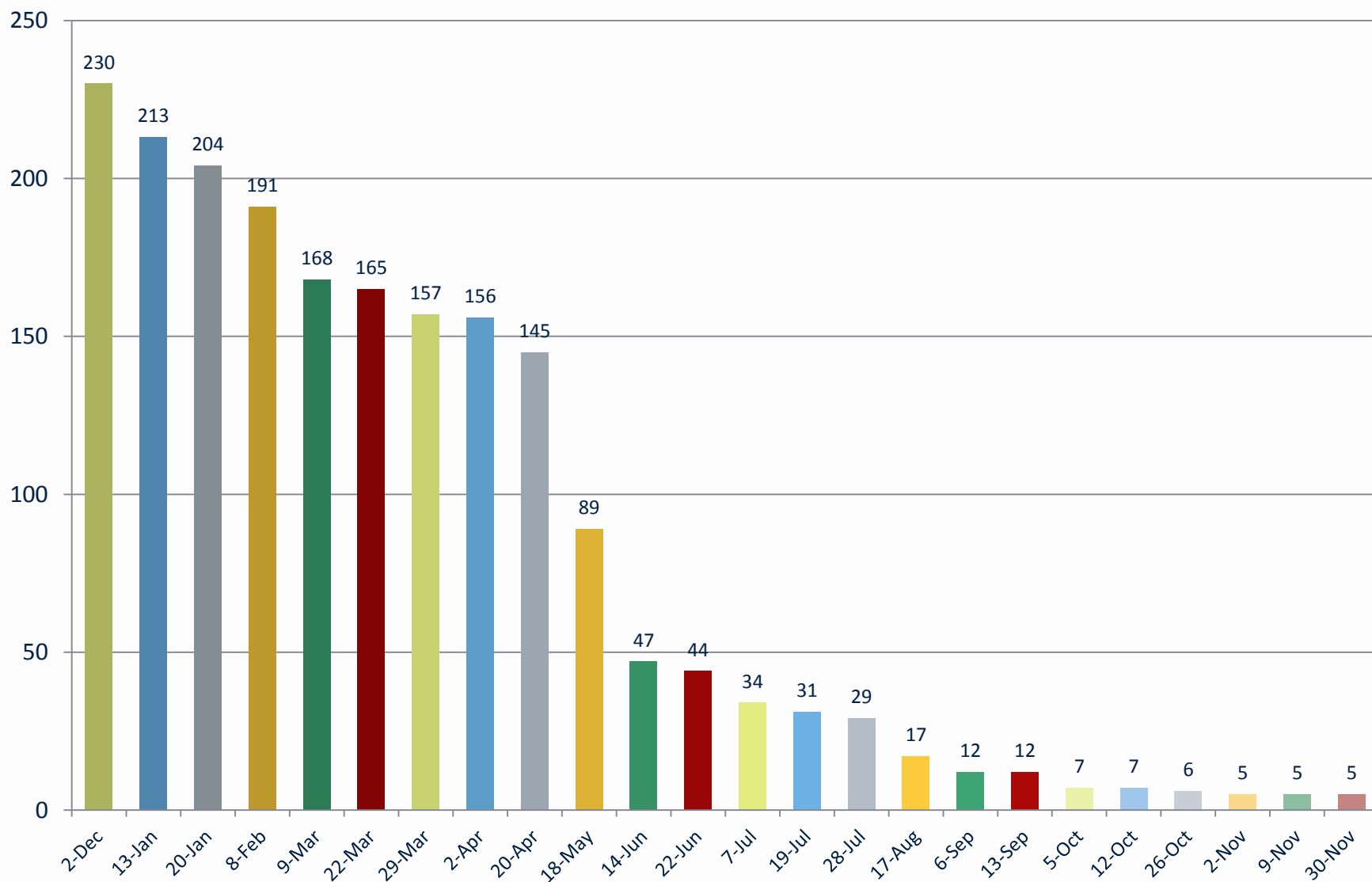
As of November 25, 2011



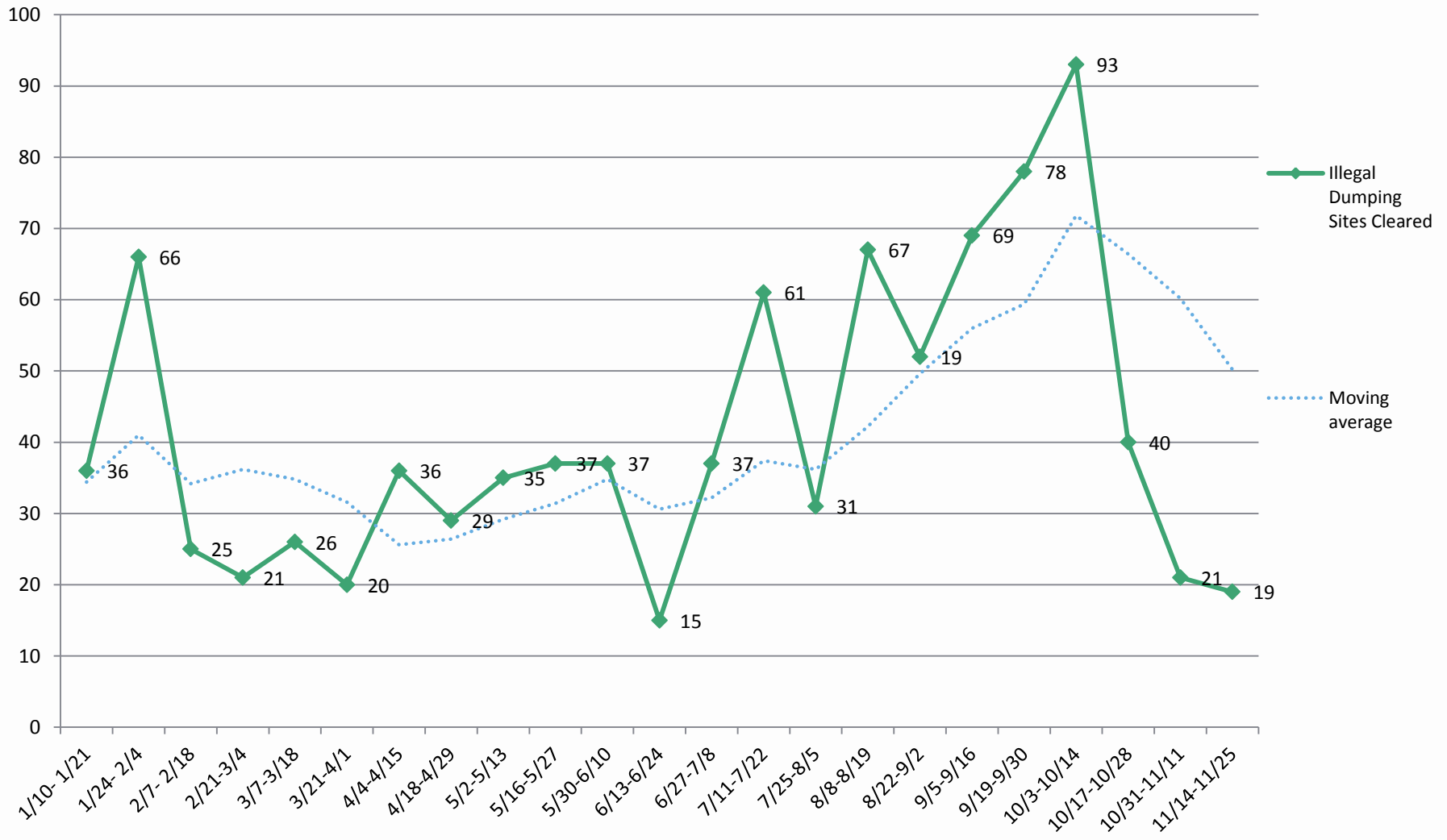
# INAP Lot Clearing Interventions, 11/14 – 11/25, 2011



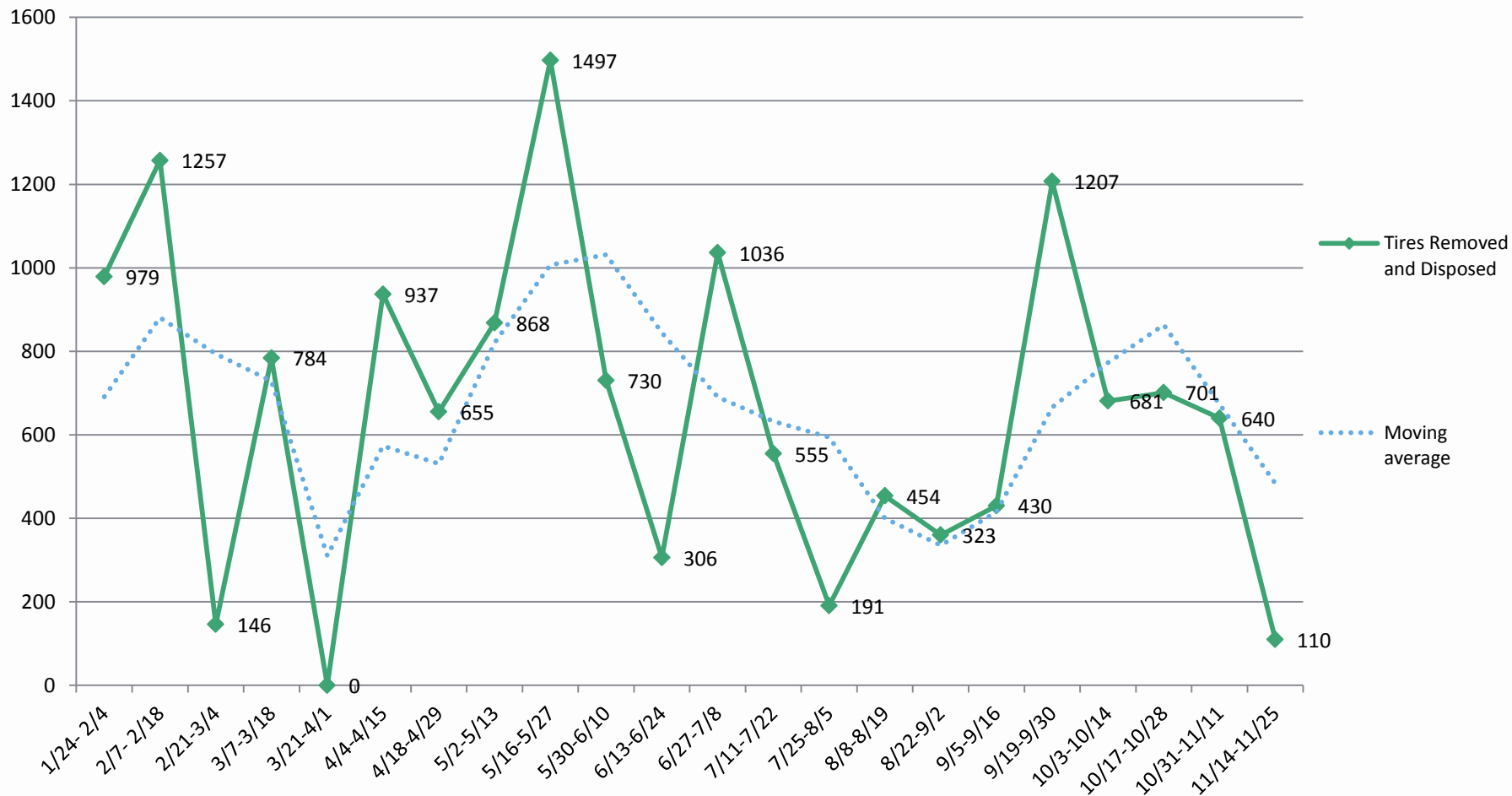
# FEMA Trailers Remaining



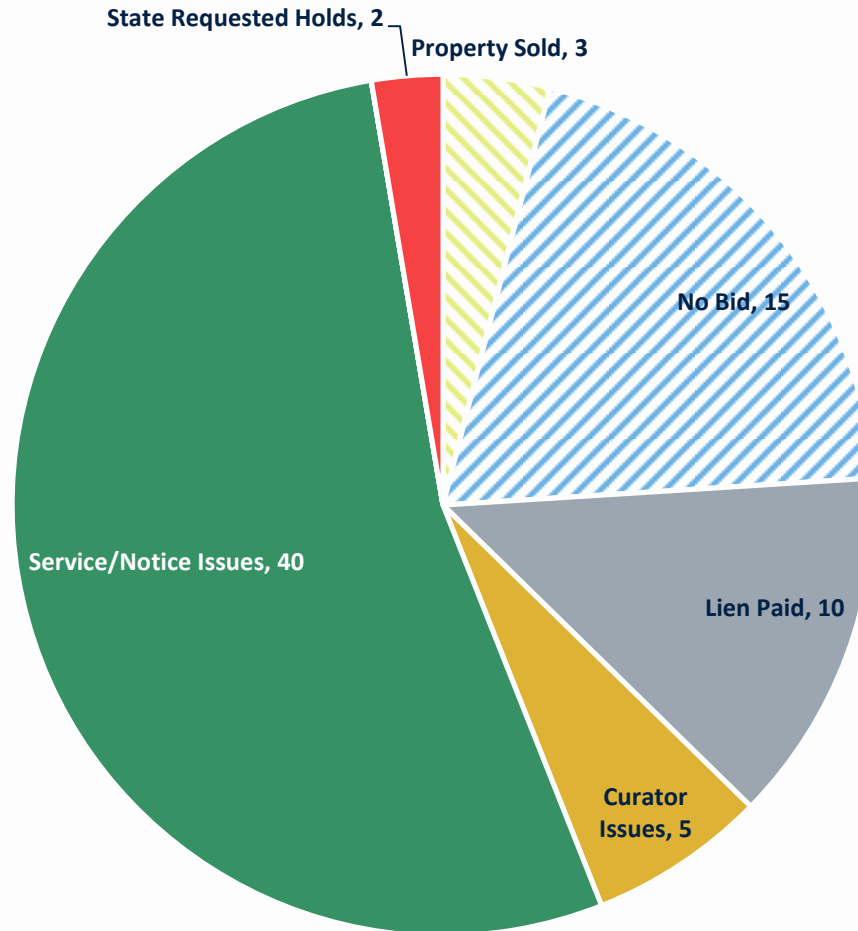
# Trend in Illegal Dumping Sites Cleared



# Trend of Tires Removed and Disposed



# Outcomes of 75 Properties Scheduled for Sheriff's Sale on 11/15/2011



## Included in Sale:

Property Sold

No Bid

## Did not go to Sale:

Lien Paid

Service/Notice Issues

Curator Issues

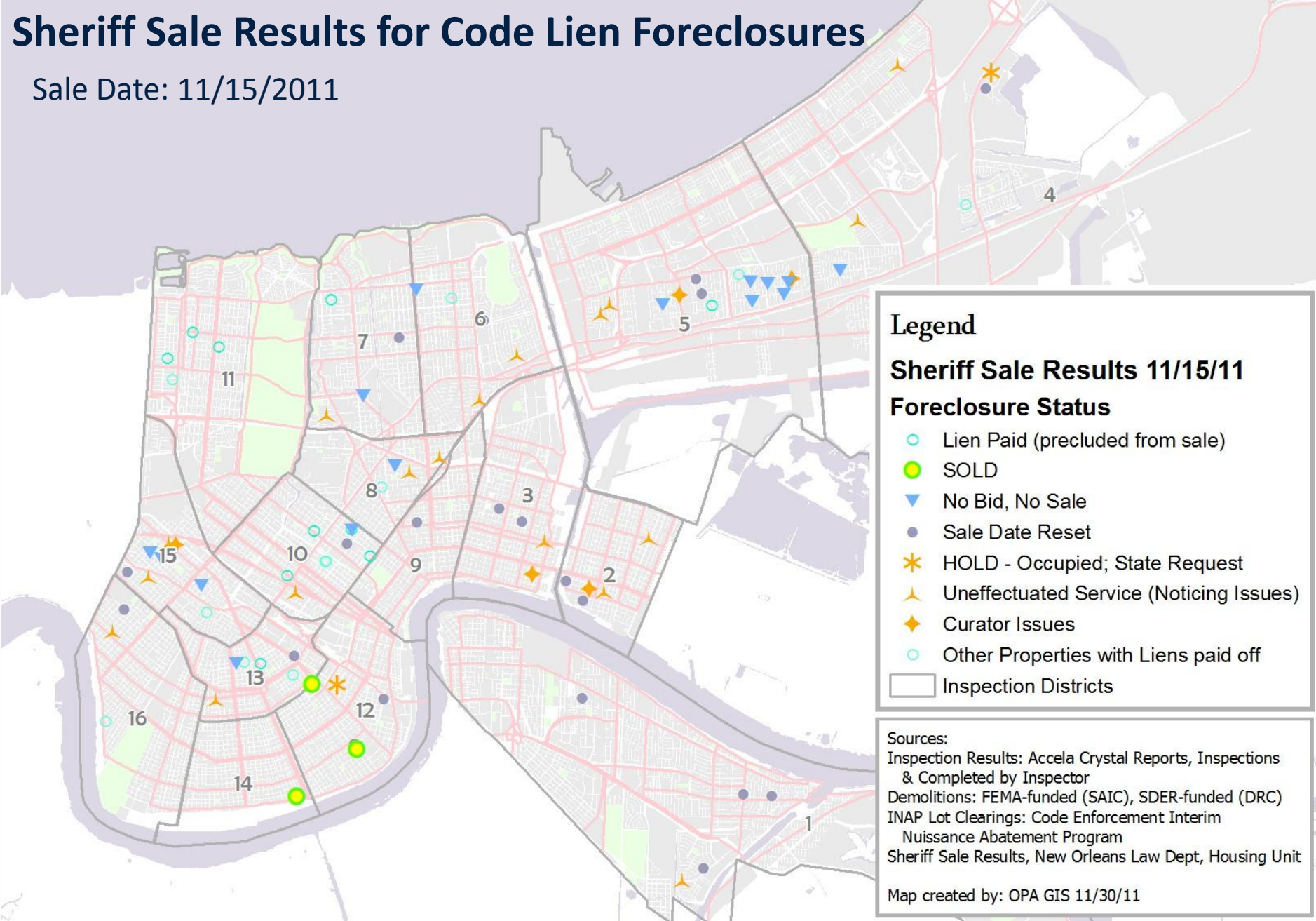
State Request Holds





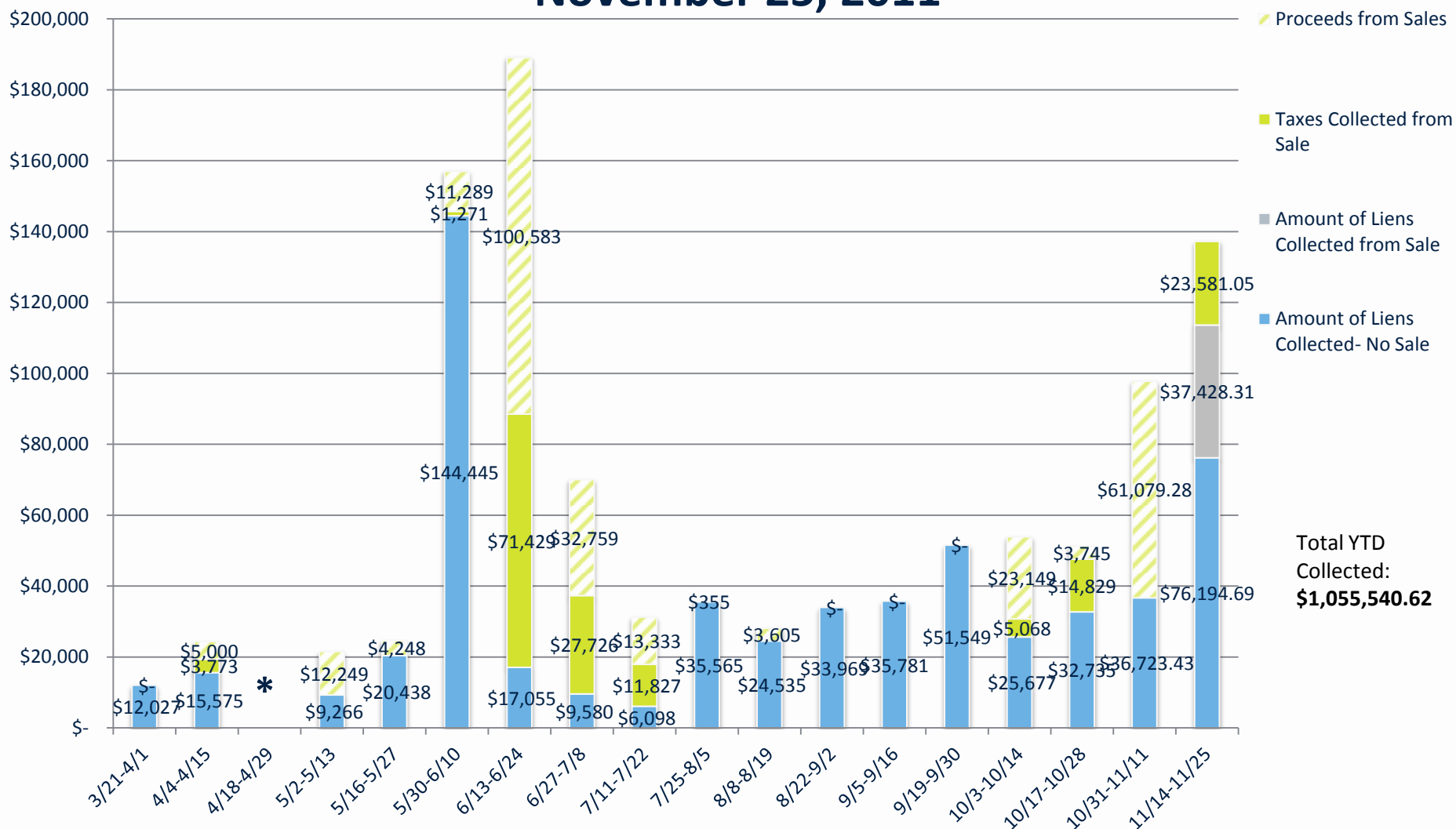
# Sheriff Sale Results for Code Lien Foreclosures

Sale Date: 11/15/2011





# Revenues from Lien Foreclosures As of November 25, 2011



\*Note: There were no collections received during this period.

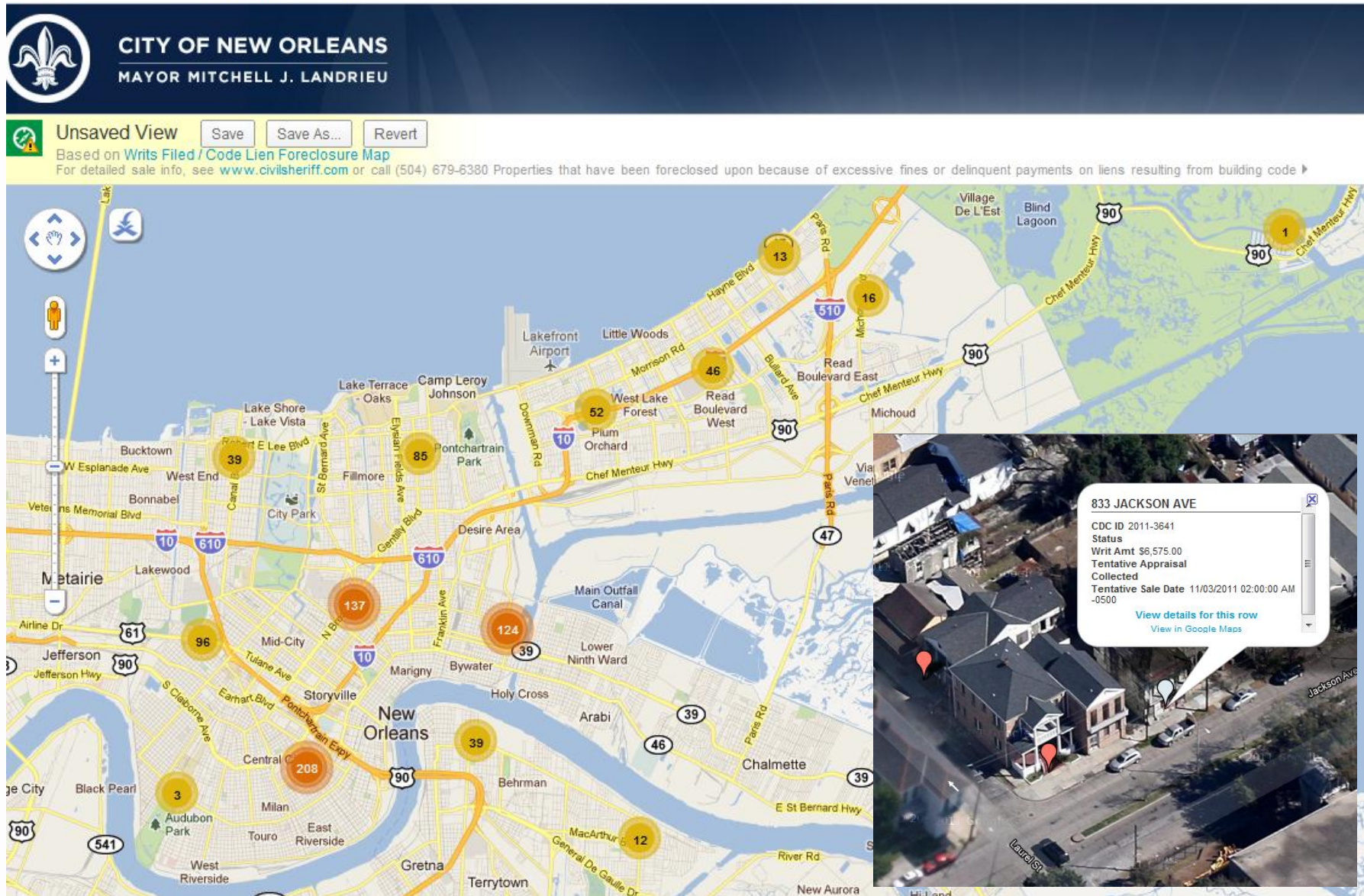
Source: Law Department November 28, 2011



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# Auction Updates for Code Lien Foreclosures posted on [data.nola.gov](http://data.nola.gov)

← → ↺ 🏠 [data.nola.gov/Administrative-Data/Writs-Filed-Code-Lien-Foreclosure-Map/4zwn-3fms](http://data.nola.gov/Administrative-Data/Writs-Filed-Code-Lien-Foreclosure-Map/4zwn-3fms)

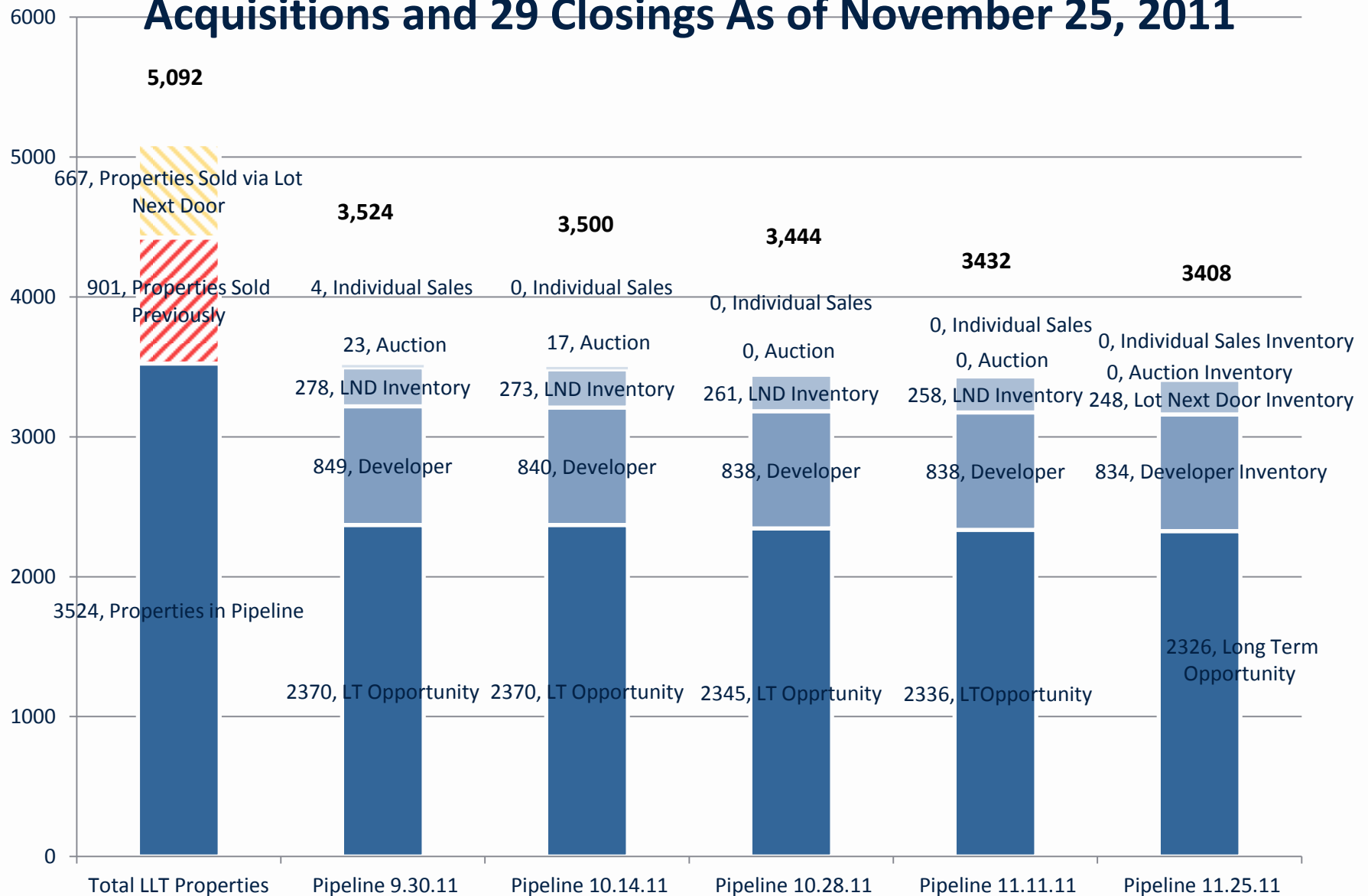


Note: To quickly find the code lien dataset, search for "writs filed" in the search bar. You can also navigate to it by selecting "Maps" or "Filtered Views" under the View Types sidebar



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# LLT/NORA Inventory Pipeline and Disposition: 5 Acquisitions and 29 Closings As of November 25, 2011





# BlightStat Glossary

**Blight Judgments**-Once an unoccupied property is found guilty of housing code violations at an administrative hearing it is referred to as having a judgment of blight, also commonly called guilty judgments. Active judgments are those judgments that have been reviewed by the city's housing law department and determined to be valid under the revised noticing requirements.

**Code Lien Foreclosure / Sheriff's Sale**-Once a property is judged guilty of blight the city begins assessing liens against the property which the city can then foreclose on as the creditor, commonly called a code lien foreclosure. If the property owner does not pay these fines and abate the code violations, the foreclosure proceeds as a Sheriff's sale where the Orleans Parish Sheriff's Office sells the property at a public auction.

**Hearings Results: Conditional guilty**-This is a reset where the hearing officer imposes conditional fines as in- in the 30 days you must have an action completed or you will face a \$500 fine, \$75 hearing costs and daily fine of \$100. A reset court date is set at that hearing to see if the property owner has corrected what was required.

**Undesirable Resets**-A situation when a hearings officer resets a case because code enforcement failed to get a reinspection completed prior to the hearing. This category includes all hearings that result in resets with the exception of those made because of Work in Progress to the structure, the Property Owner is in a State-Run Housing Rehabilitation Program, or there is a legal issue requiring a reset.

**Reset Work in Progress**-Resets granted when demonstrable work is being done to the structure, occasionally a hearing officer will grant this type of reset for the work to commence – for example, a reset to get a permit to demolish. These resets would also likely result as a conditional guilty.

**Reset State Program**-Typically refers to a 6 month reset to give time for the state to close with the property owner. These cases are all active and in good status in the Hazard Mitigation Grant Program (HMGP), a non-profit rebuild, or the small rental program.

**Reset Legal Issue**-Resets granted to finish a succession or when ownership of a property is not clear for another reason. These resets are typically requested by an attorney.

**Dismissed**-Cases dismissed because a property changed hands after the notice was sent or because the original inspection cited the wrong property.

**Other Outcomes**-As defined by the Office of Performance and Accountability, the "other outcomes" category includes resets work in progress, resets state program, reset legal issue, and dismissed cases.

**Community Development Block Grant (CDBG)** -Federal dollars awarded to local municipalities to conduct a wide array of community improvements.

**Demolition by Neglect**-The gradual deterioration of a building when routine or major maintenance is not performed, a citation for this is issued by the HDLC/VCC

**Imminent Danger of Collapse (IDC)**-A structure that has been deemed at risk of falling down at any moment can be demolished without historical review by the city Code Enforcement department.

**Interim Nuisance Abatement Program (INAP)** -Empty lots and yards judged guilty of public nuisance due to overgrowth, debris or other health concerns can receive a one-time clean up (debris removal and lot clearing) through this city program.

**Louisiana Land Trust (LLT)** -The Louisiana Land Trust manages the properties that have been purchased by the State of Louisiana under the Road Home Program and transfers properties to private owners and developers via the New Orleans Redevelopment Authority.

**New Orleans Redevelopment Authority (NORA)**-The public authority in Orleans parish responsible for transferring and ensuring redevelopment of property transferred to private owners through the Lot-Next-Door program and other development agreements; the redevelopment of key commercial areas; and a grantee of the federal Neighborhood Stabilization Program 2.

**Neighborhood Stabilization Program 2 (NSP2)** - Federal funds managed by NORA and used to aid housing developers in the acquisition and redevelopment of abandoned and foreclosed properties in New Orleans.

**Historic Districts & Landmarks Commission (HDLC)**-A local commission with jurisdiction over ten local historic districts and many individually nominated and designated landmarks in all areas of the City. The commission assists in the adaptive reuse of buildings, determines standards for appropriate repair of their structures, and can issue citations for demolition by neglect.

**Neighborhood Conservation District Committee (NCDC)** -A local committee that reviews and approves or denies demolition applications for properties within the Conservation District (most properties South of the I-610 corridor) to ensure appropriate preservation.

**Strategic Demolition for Economic Recovery (SDER)**-City program using Community Development Block Grant dollars to demolish highly visible blighted structures near parks, schools, and community corridors.

**FEMA Demolition**-A strategic demolition of a blighted property that is funded by the Federal Emergency Management Agency (FEMA).

**State Historic Preservation Office (SHPO)**-A State office that reviews, approves or denies demolition applications for properties in historic areas. The Louisiana Division of Historic Preservation's staff works in the public's interest to preserve and restore these buildings by actively assisting property owners to apply for National Register status and qualify for the federal and state tax incentives to restore historic buildings.

# Key City Contacts

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# Evaluation Form

Are you a city employee or a member of the public?

On a scale 1-5, how useful was this meeting to you (1= least useful and 5= most useful)?

What's working?

What's not working?

